

In re:
Erie Kash Out Properties LLC
Debtor

Case No. 25-11729-amc
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0313-2

User: admin

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Date Rcvd: Jul 30, 2025

Form ID: pdf900

Total Noticed: 30

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 01, 2025:

Recip ID	Recipient Name and Address
db	+ Erie Kash Out Properties LLC, 2 Bala Plaza, Suite 300, Bala Cynwyd, PA 19004-1512
aty	+ Sadek Law Offices LLC, 1500 JFK Boulevard, Suite 220, Philadelphia, PA 19102-1754
15004424	+ Erica Booth Tax & Accounting Services, 680 American Ave, Suite 316, King of Prussia, PA 19406-4023
15004426	+ Kels LLC, 2 Bala Plaza, Suite 300, Bala Cynwyd, PA 19004-1512
15004427	+ Kerry Richardson, 255 West Fisher Ave, Philadelphia, PA 19120-3244
15004431	+ U.S. Bank Trust N.A., 300 Delaware Street, 9th Floor, Wilmington, DE 19801-1671
15017342	+ U.S.Small Business Administration, Anthony St. Joseph, Asst US Attorney, 615 Chestnut Street, Suite 1250, Philadelphia, PA 19106-4404

TOTAL: 7

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: megan.harper@phila.gov	Jul 31 2025 00:15:00	City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	Email/Text: RVSVCBICNOTICE1@state.pa.us	Jul 31 2025 00:15:00	Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
cr	Email/Text: megan.harper@phila.gov	Jul 31 2025 00:15:00	CITY OF PHILADELPHIA, Tax & Revenue Unit, 1401 JOHN F. KENNEDY BLVD., 5TH FLOOR, Major Tax Litigation Division, Philadelphia, PA 19102-1595
cr	Email/Text: BankruptcyECFMail@mccalla.com	Jul 31 2025 00:15:00	U.S. Bank Trust National Association, not in its i, c/o McCalla Raymer Leibert Pierce, LLP, Bankruptcy Department, 1544 Old Alabama Road, Roswell, GA 30076, UNITED STATES
15010021	Email/Text: megan.harper@phila.gov	Jul 31 2025 00:15:00	Water Revenue Bureau, c/o City of Philadelphia Law Department, Tax & Revenue Unit, Bankruptcy Group, MSB, 1401 John F. Kennedy Blvd., 5th Floor, Philadelphia, PA 19102-1595
15004422	Email/Text: megan.harper@phila.gov	Jul 31 2025 00:15:00	City of Philadelphia, Tax & Revenue Unit, 1401 John F. Kennedy Blvd., Philadelphia, PA 19102
15010718	Email/Text: megan.harper@phila.gov	Jul 31 2025 00:15:00	City of Philadelphia Law Department, Tax Litigation & Collections Unit, Bankruptcy Division, 1401 John F. Kennedy Blvd. Room 580, Philadelphia, PA 19102
15004423	+ Email/Text: bankruptcy@philapark.org	Jul 31 2025 00:15:00	City of Philadelphia, Parking Violation Branch, PO Box 41819, Philadelphia, PA 19101-1819
15004425	^ MEBN	Jul 31 2025 00:13:56	Friedman Vartolo, 1325 Franklin Avenue, Suite 160, Garden City, NY 11530-1631

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15004415	+ Email/Text: sbse.cio.bnc.mail@irs.gov	Jul 31 2025 00:15:00	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
15008045	Email/Text: BankruptcyECFMail@mccalla.com	Jul 31 2025 00:15:00	U.S. Bank Trust National Association, C/O Maria Tsagarid, 1544 Old Alabama Road, Roswell, GA 30076
15004428	+ Email/Text: bankruptcygroup@peco-energy.com	Jul 31 2025 00:15:00	PECO, 2301 Market Street, Philadelphia, PA 19103-1380
15004418	Email/Text: fesbank@attorneygeneral.gov	Jul 31 2025 00:15:00	Pennsylvania Office of Attorney General, Attn: Financial Enforcement Section, Strawberry Square, 15th Floor, Harrisburg, PA 17120
15004416	+ Email/Text: RVSVCBICNOTICE1@state.pa.us	Jul 31 2025 00:15:00	Pennsylvania Department of Revenue, Attn: Bankruptcy Division, Department 280946, Harrisburg, PA 17128-0001
15004419	^ MEBN	Jul 31 2025 00:14:05	Pennsylvania Office of General Counsel, 333 Market St Fl 17, Harrisburg, PA 17101-2210
15004429	^ MEBN	Jul 31 2025 00:13:53	Philadelphia Gas Works, 800 W Montgomery Ave, Philadelphia, PA 19122-2898
15004421	+ Email/Text: bankruptcy@philapark.org	Jul 31 2025 00:15:00	Philadelphia Parking Authority, Bankruptcy Department, 701 Market Street, Philadelphia, PA 19106-1538
15010910	+ Email/Text: megan.harper@phila.gov	Jul 31 2025 00:15:00	The City of Philadelphia, C/O Pamela Elchert Thurmond, 1401 JFK Blvd. 5th Floor, Philadelphia, PA 19102-1617
15027739	+ Email/Text: bankruptcy@bbandt.com	Jul 31 2025 00:15:00	Truist Bank, Attn: Support Services, P.O. Box 85092, Richmond, VA 23286-0001
15004420	+ Email/Text: usapae.bankruptcyntices@usdoj.gov	Jul 31 2025 00:15:00	U.S. Attorney's Office, 615 Chestnut Street, 12th Floor, Philadelphia, PA 19106-4404
15028014	^ MEBN	Jul 31 2025 00:13:46	U.S. Bank Trust National Association, et al., Fay Servicing, LLC, PO Box 814609, Dallas TX 75381-4609
15004417	^ MEBN	Jul 31 2025 00:13:48	U.S. Department of Justice, 950 Pennsylvania Ave NW, Washington, DC 20530-0009
15004432	+ Email/Text: bankruptcyntices@sba.gov	Jul 31 2025 00:15:00	U.S. Small Business Administration, Office of General Counsel, 409 3rd St SW, Washington, DC 20416-0011

TOTAL: 23

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
15004430	##+	Tamika Gambrell, 34 Fleetwood Drive, Greenville, SC 29605-1511

TOTAL: 0 Undeliverable, 0 Duplicate, 1 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

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Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 29, 2025 at the address(es) listed below:

Name	Email Address
ANTHONY ST. JOSEPH	on behalf of Creditor United States of America on behalf of Small Business Administration (SBA) anthony.stjoseph@usdoj.gov Mardella.Suarez@usdoj.gov,CaseView.ECF@usdoj.gov
BRAD J. SADEK	on behalf of Debtor Erie Kash Out Properties LLC brad@sadeklaw.com bradsadek@gmail.com;sadek.bradj.r101013@notify.bestcase.com;documents@sadeklaw.com
BRIAN CRAIG NICHOLAS	on behalf of Creditor U.S. Bank Trust National Association not in its individual capacity but solely as Trustee of Fidelity & Guaranty Life Mortgage Trust 2018-1 brian+ecf@briannicholas.com, mccallaecf@ecf.courtdrive.com
HOLLY SMITH MILLER, ESQ.	hsmiller@gsbblaw.com chsm11@trustesolutions.net
JOHN HENRY SCHANNE	on behalf of U.S. Trustee United States Trustee John.Schanne@usdoj.gov
MICHAEL I. ASSAD	on behalf of Debtor Erie Kash Out Properties LLC michael@sadeklaw.com sadeklaw@recap.email
PAMELA ELCHERT THURMOND	on behalf of Creditor CITY OF PHILADELPHIA pamela.thurmond@phila.gov
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 8

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: : CHAPTER 11
: :
ERIE KASH OUT PROPERTIES LLC. : :
: : BANKR.NO. 25-11729-AMC
: :
DEBTOR. :

NOTICE OF MOTION, RESPONSE DEADLINE
AND IN-PERSON HEARING DATE

*Motion of the United States Trustee to Dismiss Debtor's Case or Convert to
Chapter 7 for Failure To File Operating Reports*

Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult an attorney).

1. **If you do not want the court to grant the relief sought in the Motion** or if you want the court to consider your views on the Motion, then on or before **August 19, 2025** you or your attorney must file a response to the Motion. (*see Instructions on next page*).
2. A hearing on the Motion is scheduled to be held on **September 3, 2025 at 12:30 p.m. at the United States Bankruptcy Court, Robert N.C. Nix Sr. Federal Building 900 Market Street, Courtroom #4 Philadelphia, PA 19107**. Unless the court orders otherwise, the hearing on this contested matter will be an evidentiary hearing. Requests for participation other than in person must be made pursuant to Local Bankruptcy Rule 9076-1.
3. **If you do not file a response to the Motion**, the court may cancel the hearing and enter an order granting the relief requested in the Motion.
4. You may contact the Bankruptcy Clerk's Office for Philadelphia cases at (215) 408-2800 and for Reading cases at 610-208-5040 to find out whether the hearing has been canceled because no one filed a response.
5. If a copy of the Motion is not enclosed, a copy of the Motion will be provided to you if you request a copy from the attorney whose name and address is listed on the next page of this Notice.

Filing Instructions

1. If you are required to file documents electronically by Local Bankruptcy Rule 5005-2, you must file your response electronically.
2. If you are not required to file electronically, you must file your response at

**United States Bankruptcy Court
Eastern District of Pennsylvania
Robert N.C. Nix Sr. Federal Building
900 Market Street, Suite 400
Philadelphia, PA 19107
Telephone: (215)408-2840**

3. If you mail your response to the Bankruptcy Clerk's Office for filing, you must mail it early enough so that it will be received on or before the date stated in Paragraph 2 on the previous page of this Notice.
4. On the same day that you file or mail your Response to the Motion, you must mail or deliver a copy of the Response to the movant's attorney:

By: /s/ John Schanne

John Schanne, Trial Attorney
Office of The United States Trustee
Robert NC Nix, Sr. Federal Building
900 Market Street, Suite 320
Philadelphia, PA 19107
Phone: 202.934.4154
John.Schanne@usdoj.gov

Date: July 29, 2025